

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Ann Arbor

State: MI

PJ's Total HOME Allocation Received: \$12,474,450

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 20			
% of Funds Committed	96.78 %	93.28 %	6	94.94 %	67	70	
% of Funds Disbursed	90.91 %	84.84 %	5	84.35 %	69	73	
Leveraging Ratio for Rental Activities	2.08	3.17	12	4.59	35	29	
% of Completed Rental Disbursements to All Rental Commitments***	95.82 %	89.20 %	15	81.38 %	40	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.41 %	71.50 %	10	68.05 %	62	66	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.29 %	87.38 %	3	79.65 %	85	89	
% of 0-30% AMI Renters to All Renters***	75.77 %	51.82 %	3	44.76 %	85	90	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.66 %	97.46 %	8	94.31 %	55	61	
Overall Ranking:			In State:	2 / 20	Nationally:	88 89	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,233	\$26,516		\$25,245	293 Units	86.70 %	
Homebuyer Unit	\$24,348	\$17,545		\$14,395	24 Units	7.10 %	
Homeowner-Rehab Unit	\$25,457	\$22,771		\$20,186	21 Units	6.20 %	
TBRA Unit	\$0	\$6,250		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ann Arbor MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,874	\$45,799	\$25,486
State:*	\$80,925	\$72,008	\$19,362
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	4.2 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.05

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	49.1	50.0	38.1	0.0
Black/African American:	47.8	29.2	57.1	0.0
Asian:	0.3	12.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	4.8	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.7	8.3	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	55.3	41.7	38.1	0.0
2 Persons:	20.8	20.8	4.8	0.0
3 Persons:	15.4	16.7	14.3	0.0
4 Persons:	4.8	16.7	19.0	0.0
5 Persons:	1.7	4.2	14.3	0.0
6 Persons:	2.0	0.0	0.0	0.0
7 Persons:	0.0	0.0	4.8	0.0
8 or more Persons:	0.0	0.0	4.8	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	53.2	37.5	9.5	0.0
Elderly:	4.1	4.2	28.6	0.0
Related/Single Parent:	34.1	25.0	33.3	0.0
Related/Two Parent:	4.1	29.2	28.6	0.0
Other:	4.4	4.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	11.9	0.0 [#]
HOME TBRA:	0.0	
Other:	19.1	
No Assistance:	68.9	

of Section 504 Compliant Units / Completed Units Since 2001 31

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ann Arbor **State:** MI **Group Rank:** 88
State Rank: 2 / 20 PJs **Overall Rank:** 89
Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	95.82	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	79.41	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.66	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

